



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: AUGUST 18, 2004**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:50 A.M.

**PRESENT:** CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, MONCRIEF, and WOLFSON

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:50)

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**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 18, 2004**

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**DEPARTMENT:** CITY ATTORNEY  
**DIRECTOR:** BRADFORD R. JERBIC

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO SETTLE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY V. PAPPAS, EIGHTH JUDICIAL DISTRICT COURT CASE NO. A327519 FOR \$4,500,000 (REDEVELOPMENT AGENCY SPECIAL PROJECTS FUND) - WARD 1 (MONCRIEF)

**Fiscal Impact**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b> \$4,500,000
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b> Redevelopment Agency
<input checked="" type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b> Redevelopment Agency Special Projects Fund

**PURPOSE/BACKGROUND:**

The City of Las Vegas Downtown Redevelopment Agency filed a Complaint in condemnation against the Pappas property, upon which a portion of the Fremont Street Experience parking garage is now built, in 1993. The matter has been litigated for the last 11 years. It is set for trial September 21, 2004. In letters dated July 22 and 30, 2004, the Pappases offered to settle the litigation for \$4.5 million. Opinions of value currently admissible in court range between \$445,000 and \$7 million. The application of simple interest over 11 years would roughly double the value. Fremont Street Experience authorized settlement at \$4.5 million, pursuant to its contract with the Redevelopment Agency, August 9, 2004. The costs of the Pappas land acquisition by the Agency are to be reimbursed by the Fremont Street Experience according to a formula set forth in the Fremont Street Experience Project Development Agreement, as amended and restated in 1995, and amended in 1998.

**BACKUP DOCUMENTATION:**

1. Executed Stipulated Judgment to Settle Eminent Domain Action and Order, dated July 22, 2004
2. Executed letter amending Stipulated Judgment to Settle Eminent Domain Action and Order, dated July 30, 2004
3. E-mail from Joe Schillaci, President and CEO, Fremont Street Experience, authorizing the proposed settlement, dated August 10, 2004

**MOTION:**

**MONCRIEF – APPROVED to settle for \$4.5 million – UNANIMOUS**

**MINUTES:**

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

REDEVELOPMENT AGENCY MEETING OF AUGUST 18, 2004

City Attorney

Item 1 - DISCUSSION AND POSSIBLE ACTION TO SETTLE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY V. PAPPAS, EIGHTH JUDICIAL DISTRICT COURT CASE NO. A327519 FOR \$4,500,000 (REDEVELOPMENT AGENCY SPECIAL PROJECTS FUND) - WARD 1 (MONCRIEF)

**MINUTES – Continued:**

APPEARANCES:

OSCAR GOODMAN, Chairman

BRAD JERBIC, City Attorney

JAMES LEAVITT, Attorney, appeared on behalf of the Pappases

BILL HENRY, Senior Litigation Counsel

(10:50 – 10:59)

**2-536**

## **AGENDA SUMMARY PAGE** **REDEVELOPMENT AGENCY MEETING OF: AUGUST 18 2004**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

### **MINUTES:**

STEVEN "CAPTAIN TRUTH" DEMPSEY commented that the City Attorney's explanation on the Pappas case was lacking. He read in an article that the cost of the case to the City was over \$12 million, not including staff time. He strongly suggested the City form an investigative committee. This matter should have been settled two years ago.

BEATRICE TURNER, West Las Vegas resident, stated that she was informed that the Vons in West Las Vegas is closing. This is of great concern to her because the community only has mom and pop stores, which means the seniors are going to have to travel farther to fill their prescriptions. The politicians should be offering those people rides, but they only offer rides to the polling places when it is voting time. As far as the Senator Harry Reid building, she said that, if it had not been for her, that building would not have been erected. Now everybody is taking credit for it. She then complained about the work crew's failure to respond to the flooding incident at one of the residences of Marble Manor. They were around the corner from the site and could have responded quickly, but they did not respond for four hours. The woman's home was flooded, and her furniture was stolen from her front yard while it was sitting out drying. Finally, she asked the Agency members what they are going to do to bring a major grocery store to the West Las Vegas community, because she did not believe John Edmond could do it.

JERRY O'NEAL, member of the Marble Manor Resident Council, complained that there have been three incidents with water heaters breaking in Marble Manor. He showed pictures, copies of which were not submitted, of the damage that was done to a lady's home in Marble Manor whose water heater recently broke. These problems could be avoided if the Housing Authority would follow the guidelines of the manufacturer to service the water heaters regularly. The Housing Authority has a warehouse full of water heaters, but they prefer to wait until they burst to replace them rather than servicing them and replacing them when the units are going out. He cautioned that when incidents like this occur the water seeps into the walls through the base of the walls. There are already a lot of problems with mold in Marble Manor; therefore, he suggested caulking all the baseboards to ensure that no water seeps into the walls. He also showed a picture, which was not submitted for the record, of water leaking through the smoke detector. This needs to be checked because water and electricity do not mix.

# *City of Las Vegas*

## REDEVELOPMENT AGENCY MEETING OF AUGUST 18, 2004 CITIZENS PARTICIPATION

### **MINUTES – Continued:**

HENRY THORNS praised JERRY O'NEAL for mentoring him throughout his life and touching his once cold heart. He said that when he met the Mayor he really believed that he was going to make big changes in his community, but the same things are going on that he saw when he was a child. Now Leisure Services closed its doors to his organization, which helps keep kids off the streets, and he cannot obtain funding to help his kids. There are other organizations that provide the same service, but they are not open throughout the year like his. He urged the Council members to put their egos aside and come together to help the people in all wards.

LESTER JOHNSON said that his friend MR. THORNS is upset because his organization The Dog Catchers helped a lot of youth, and he now has nowhere to take his kids. He cannot practice at Doolittle because they have a program and West Middle School ran him off. He would like the City to help him so that he can continue his program and keep kids off the streets and from joining gangs. Kids that live in the vicinity of Doolittle are being prohibited from playing basketball there because they have a program.

DAN CONTRERAS, Bonanza Village resident, expressed concern about the closure of Vons in his neighborhood. He stressed that it is time the Council members make changes in West Las Vegas, because the same complaints that were made 15 years ago about the issues in West Las Vegas are still being made. West Las Vegas is saturated with government and boarded up housing. The Mayor needs to include West Las Vegas in his redevelopment conversations.

TOM McGOWAN, Las Vegas resident, submitted his written comments and a route map, a copy of which are made a part of these final minutes, regarding his concerns about the permanent detour of #108 CAT bus route.

(10:59 – 11:26)

**2-853**

**THE MEETING ADJOURNED AT 11:26 A.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
November 4, 2004

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**Barbara Jo Ronemus, Secretary**